

City Council
Atlanta, Georgia

06-0-0048

AN ORDINANCE
BY: ZONING COMMITTEE



Z-05-103
Date Filed: 10-11-05

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **621 North Avenue, N.E. and 602 Morgan Street, N.E.**, be changed from the I-1 (Light Industrial) District to the MRC-3 C (Mixed Residential Commercial Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 18, 14th District, Fulton County, Georgia, being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

EXHIBIT "A"

(Southern Dairies 236 SF Tract)

All that lot, tract or parcel of land situate, lying and being in Land Lot 18 of the 14 District, Fulton County, Georgia, being particularly described as follows:

TO ARRIVE AT THE TRUE POINT OF BEGINNING, commence at a fence corner lying at the intersection of the easterly line of the 50 foot right of way of Glen Iris Drive with the northerly line of the 50 foot right of way of Morgan Street; run thence north 80 degrees 43 minutes 43 seconds east, along the northerly line of the aforesaid right of way of Morgan Street, a distance of 249.85 feet to a point; thence leave the right of way of Morgan Street and run north 01 degrees 03 minutes 05 seconds east a distance of 89.40 feet to a point, WHICH POINT IS THE TRUE POINT OF BEGINNING OF THE PROPERTY DESCRIBED HEREIN; from said True Point of Beginning as thus established, run north 01 degrees 17 minutes 00 seconds west a distance of 104.58 feet to a point; run thence north 34 degrees 21 minutes 31 seconds east a distance of 7.76 feet to a point; run thence south 01 degrees 03 minutes 05 seconds west a distance of 110.98 feet to the True Point of Beginning; being shown as 0.00543 acres upon an Asbuilt Survey of Property located in Land Lot 18, 14th District, Fulton County, Georgia, made by Watts & Browning Engineers, Inc., dated June 27, 2000, certified by V. T. Hammond, Georgia Professional Land Surveyor Number 2554, to which reference is hereby made.

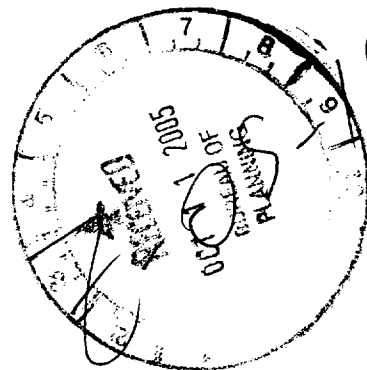


EXHIBIT "B"

Parcel I:
(Calhoun Tract 26 SF)

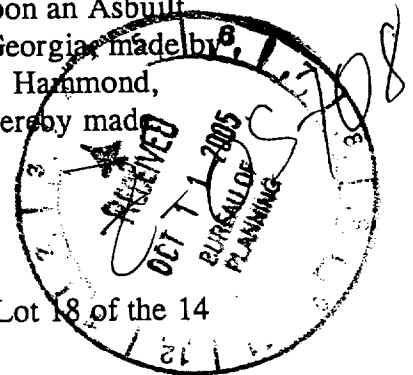
All that lot, tract or parcel of land situate, lying and being in Land Lot 18 of the 14th District, Fulton County, Georgia, being particularly described as follows:

TO ARRIVE AT THE TRUE POINT OF BEGINNING, commence at a fence corner lying at the intersection of the easterly line of the 50 foot right of way of Glen Iris Drive with the northerly line of the 50 foot right of way of Morgan Street; run thence north 80 degrees 43 minutes 43 seconds east, along the northerly line of the aforesaid right of way of Morgan Street, a distance of 249.85 feet to a point, WHICH POINT IS THE TRUE POINT OF BEGINNING OF THE PROPERTY DESCRIBED HEREIN; from the True Point of Beginning as thus established, run north 01 degrees 03 minutes 05 seconds east a distance of 89.40 feet to a point; run thence south 01 degrees 17 minutes 00 seconds east a distance of 14.42 feet to a point; run thence south 01 degrees 30 minutes 00 seconds west a distance of 75.00 feet to the True Point of Beginning; being shown as 0.00060 acres upon an Asbuilt Survey of Property Located in Land Lot 18, 14th District, Fulton County, Georgia, made by Watts & Browning Engineers, Inc., dated June 27, 2000, certified by V. T. Hammond, Georgia Professional Land Surveyor Number 2554, to which reference is hereby made.

Parcel II:
(Calhoun Tract 35 SF)

All that lot, tract or parcel of land situate, lying and being in Land Lot 18 of the 14th District, Fulton County, Georgia, being particularly described as follows:

TO ARRIVE AT THE TRUE POINT OF BEGINNING, commence at a fence corner lying at the intersection of the easterly line of the 50 foot right of way of Glen Iris Drive with the northerly line of the 50 foot right of way of Morgan Street; run thence north 80 degrees 43 minutes 43 seconds east, along the northerly line of the aforesaid right of way of Morgan Street, a distance of 249.85 feet to a point; thence leave the right of way of Morgan Street and run north 01 degrees 03 minutes 05 seconds east a distance of 89.40 feet to a point; run thence north 01 degree 03 minutes 05 seconds east a distance of 110.98 feet to a point, WHICH POINT IS THE TRUE POINT OF BEGINNING OF THE PROPERTY DESCRIBED HEREIN; from said True Point of Beginning as thus established run north 01 degree 03 minutes 05 seconds east a distance of 9.63 feet to a point; run thence north 80 degrees 41 minutes 59 seconds east a distance of 7.31 feet to a point; run thence south 34 degrees 21 minutes 31 seconds west a distance of 13.09 feet to the True Point of Beginning; being shown as 0.00079 acres upon an Asbuilt Survey of Property Located in Land Lot 18, 14th District, Fulton County, Georgia, made by Watts & Browning Engineers, Inc., dated June 27, 2000, certified by V. T. Hammond, Georgia Professional Land Surveyor Number 2554, to which reference is hereby made.



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